



**FINAL EARLY DESIGN GUIDANCE OF THE
DOWNTOWN DESIGN REVIEW BOARD**

Record Number: 3029948-EG

Address: 2208 4th Ave

Applicant: Brian O'Reilly, VIA Architects for Skanska Development

Date of Meeting: Tuesday, August 28, 2018

Board Members Present: Aaron Argyle
Belinda Bail
Grace Leong (Chair)
Aaron Luoma
Ed Palushock

SDCI Staff Present: Beth Hartwick

SITE & VICINITY

Site Zone: DMR/C 280/125

Nearby Zones: (North) DMR/C 280/125
(South) DMR/R 145/65
(East) DMR/C 280/125
(West) DMR/R 145/65

Lot Area: 19,440 sq. ft.

Access: The site has access from 4th Ave, and an alley.

Environmentally Critical Areas: None

Current Development: The site is occupied by three one-story commercial structures built in 1924.



Surrounding Development and Neighborhood Character: Directly to the northwest is a 3-story brick apartment building constructed in 1922, known as Charlesgate. Directly to the southeast is a single story commercial structure built in 1923. Across the alley is a 1-story commercial building constructed in 1953 and a 2-story commercial structure constructed in 1913. At the corner of 5th Ave and Blanchard St is the seven-story Windham Apartments which is a Landmark structure. Across 4th Ave is 6-story mixed use residential structure built in 2001, a single story commercial structure built in 1924, and a 13-story mixed use apartment building constructed in 1978.

The site is located in the Belltown neighborhood a half block southeast of Bell Street Park. The immediate area includes a variety of commercial and residential uses within buildings of differing height, character, and age.

PROJECT DESCRIPTION

Design Review Early Design Guidance for a 30-story, 320-unit apartment building above 7,000 sq. ft. of retail space. Parking for 160 vehicles to be provided. Existing structures to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

INITIAL EARLY DESIGN GUIDANCE May 15, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the proposed space for families and children and family friendly units located downtown.
- Supported having units close to the street level for families.
- Supported the play area location.
- Supported having the family units above the retail lobby space as noise from stomping children won't bother others.
- Appreciated the top priorities of the developer of residents and the public.
- Supported the retail and lobby space melding together.

- Stated that city council sets the code standards and did not change the overall massing standards with the MHA code changes.
- Noted that no clear justifications have been given as why the departures should be granted.
- Stated that the push for larger floor plates up high are to increase the number of upper level units which have higher values.
- Encouraged looking at the building at 3rd and Blanchard and the neighborhood examples with higher podiums.
- Appreciated the lower level setback along 4th Ave but the space needs to be available to the public and not taken over by retail uses.
- Encouraged the Board to consider the impacts to the neighborhood with three similar rectangular towers being constructed. Noted that the planned towers all have the same concept.
- Stated that the Land Use code standards were written with the intent to allow creative architecture and slender towers.
- Noted that it is likely the street trees will not survive the construction of the building and should not be considered as a reason to not provide canopies as weather protection to protect pedestrians.
- Noted that the roof departure percentage of 35% is based on a larger floor plate size than allowed by code.
- Supported the design but not the requested departures being granted as to do so will set a precedent for other projects to request similar departures.
- Concerned that the three-bedroom units will not get constructed and encouraged follow through and verification that they do get built.
- Encouraged activation of the alley.
- Appreciated the community outreach that was done.
- Encouraged a slimmer version of the tower design.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Appreciated the developers support and professionalism and expressed support for the preferred massing option.
- Stated that the Board should deny the requested departures as they are inconsistent with the intent of the code, and departures should be allowed only if they would result in a development that better meets the intent of the adopted design guidelines.
- Noted that the project is requesting three departures that exceed code standards for lot coverage, floor size limits, and maximum width and depth, especially above 145'.
- Supported the consistency with the neighborhood at the street level but noted that podium modifications do not justify entitlement to relocate building mass to the upper levels.

The following comments were received from SDOT:

- SDOT supports requirements for street tree preservation on 4th Ave and restoring the planting strip at the existing, unutilized curb cut. The SMC requires a minimum 6'-wide

sidewalk, but SDOT supports a wider sidewalk at this site to accommodate relatively high pedestrian volumes and create a more welcoming, generous pedestrian realm. SDOT supports vehicle access and trash collection from the alley.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Tower Massing:** The Board supported the simplicity and uniformity of the tower design of the preferred Option C and the narrowness of the north and south facades. The Board expressed concern about the bulk and width of the 4th Ave and alley facing facades. The Board encouraged the design team to study the proportions of the tower massing considering the relationship of the two massing blocks of the tower, created by the vertical slots on the north and south facades, to the podium, and the goal of reducing the width along 4th Ave. (A2, B4) The Board gave the following guidance:
 - a. Study the proportions of the tower and its relationship to the podium. (B4)
 - b. Design the tower to reduce the extent of the departures requested at the first EDG meeting. (B2.3)
 - c. At the 2nd EDG provide head-on elevations along 4th Ave including the podium, showing the context of the block. (B1)
 - d. At the 2nd EDG provide information about the materials being considered. (A2.1, B4.3)
2. **Podium Massing:** The Board was supportive of the height and scale of the podium design of Option C, but also expressed they were open to a larger podium with proportions that would relate well to the tower above. The Board also stated that the podium height relationship to the existing buildings on the block and the neighborhood is important. (B4) The following comments and guidance were given by the Board;
 - a. Consider a larger podium massing that will integrate well with the tower massing. (B4.1)
 - b. Design the podium to relate to the nearby Belltown context (The Board noted that the podium looked too commercial, horizontal and grand for Belltown). (B3.1)

- c. The Board supported the move to reduce the scale of the podium but noted they would consider a podium that was not a single height for its width. (B4.1)
 - d. The Board supported the 3-bedroom units being located above the lobby/retail space. (B4.2)
3. **Streetscape and Ground Level Treatment:** The Board appreciated the two-story “great room” concept which will blend the lobby and commercial uses and provide a connection between 4th Ave and alley. The Board supported the transparency of the street facing facade and the generous two-story setback along 4th Ave. They expressed concern that the area of the setback would be taken over by a private use. The Board encouraged that the existing mature street trees be preserved and protected during construction. (B3.3, B4.2, C5.1, C6.1, D1.I.b)
- a. Provide a study, with graphics, showing the likely rain angles during the year on the open space in the 4th Ave setback area. The Board noted that they will consider the requested departure from weather protection standards if the public will be protected from rain in the setback area. (C5.1)
 - b. Start the Street Improvement Permit (SIP) process with SDOT as soon as possible. Protection of the street trees during construction should be verified as part of this process. (B3.3) [Staff note: The street improvement process with SDOT can only start after the project has made a MUP application.]

For the 2nd EDG provide the following:

- Provide head-on elevations of the project along 4th Ave, including the podium, in the context of the block.
- Provide information about the materials being considered for the design.
- Provide a study, with graphics, showing the likely rain angles during the year on the open space in the 4th Ave setback area. The Board will consider the requested departure from weather protection standards if the public will be protected from rain in the setback area.

SECOND EARLY DESIGN GUIDANCE June 19, 2018

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Stated that many towers had parking in the podium and supports the concept of not having parking in the podium.
- Noted that the site is surrounding by beautiful buildings and the podium needs to respect these buildings.
- Supported the podium design.
- Supported a wider tower along 4th Ave especially with the potential for development area.
- Supported the street level setback and the porous retail and 2 story glazing at the street level.

- Supported the design and encouraged alley activation with art.
- Stated that the code does not support the design premise that redistribution of buildable square footage is desirable.
- Stated that the upper story design departures won't be visible to the community.
- Encouraged the Board to deny departures for the tower above 145' in height.
- Stated that the podium and the building is a great design.
- Concerned about the large departures being requested for the upper stories of the tower.
- Stated that light and sunshine are important but providing additional light for the units should not depend on departures.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Noted that the recent design packet makes no substantial changes in the building design or rationale for the departures.
- Commended the development group, which has engaged the community.
- Supportive of departures #4 and #5 at the street level to allow a high degree of transparency.
- Supportive of departures #1, 2, 3 and #6 which will allow a 45' tall podium and a clean, crisp massing above.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Overall Massing:** The Board noted that Options C1 and C2 were very similar and that the code compliant option appeared to be more a zoning diagram than a viable option. The Board supported some parts of the Option C1 and C2 massing and design, but not the tower. They gave guidance to design the building as a whole, considering the site and neighboring context, the relationship of the podium and the tower, and how the tower will be viewed from a distance. (A2, B1, B4)

2. **Streetscape and Ground Level Treatment:** The Board stated their strong support for the street level setback with its two story height, noting the public support for the design, and indicated support for the requested overhead weather protection and street level setback departures. The Board requested additional graphics to understand how the setback area will be used. (D1, D1.I.b) The following guidance was given:
 - a. Study and provide graphics showing how the mullions and glazing will best relate to the proposed uses behind the street facing facade. (B4.3)
 - b. Provide graphics showing how the public circulation being diverted to the building façade at the street level setback area will work. (D1.I.b)
 - c. Provide graphics showing the alley façade at the two story space and how it will be activated. (C6)
 - d. Provide graphics showing the proposed landscape and hardscape treatment. (B3.3)
3. **Podium Massing:** The Board was supportive of the overall podium design and its relationship to the street level, noting the public support. The Board was supportive of the amenity area on top of the podium for families and children. They appreciated the notch level along 4th Ave, where the exterior amenity space will be provided. The Board agreed this aspect of the design was successful but they were not sure how the erosion at the notch related to the tower, noting the relationship of the tower to the podium was not clear. (B4, D1-3)
 - a. The Board gave guidance to provide a design with an integrated relationship of the podium and the tower. (B4)
4. **Tower Massing:** The Board supported the simplicity of the tower but was concerned about the bulk and scale of Options C1 and C2, and noted the public concern of the design at the upper levels. The Board encouraged a tower design that is unique to the site, has a strong relationship to the podium, and will enhance the skyline. They supported the rectangular shape of the tower with the narrower side facades but expressed concern with the large floor plates. The Board indicated they could support a design with a longer facade facing 4th Ave and the alley, with narrower side facades, as a longer tower might create a better relationship to the podium, and would not be perceptible to pedestrians on 4th Ave. (A2, B1, B2-3, B4) The Board gave guidance to further develop the tower massing:
 - a. Provide a tower design with a smaller amount of lot coverage and floor plate size. (B2-3)
 - b. Consider a tower design that is wider along 4th Ave and narrower along the side lot lines. (B4)
 - c. Provide a design with an integrated tower and podium. (B4)
 - d. Provide design information about materials and patterning at a more in depth level, at the next meeting. (B4-3)

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Stated that the street level treatment was fine but that there was no basis for the departures requested above 145'. The Code was not intended to squeeze buildings.
- Supported the design proposal and noted that the podium is at a human scale.
- Supported and encouraged the two story façade setting back from the street.
- Supported the proposed three bedroom units.
- Supported the proposed roof top, podium and the street level treatment.
- Noted that the 314 Bell St project was denied its requested departures and is concerned that granting the upper level departures will set a precedent.
- Supported the proposed simple tower design as it does not have a "wedding cake" look and it will provide more light and air.
- Noted that the streetscape design and treatment will be a huge benefit for the Belltown neighborhood.
- Supported the requested departures being granted.
- Appreciated that the development team worked with the Belltown Community Council.
- Encouraged the Board to support the design.
- Supported the community involvement of the project team.
- Supported the design noting it is better than a "wedding cake" massing.
- Supported the 4th Ave setback at the ground level and the layout of the interior space.
- Supported the departures, as they are needed to make the ground level happen.
- Stated that the development team is considering a music studio to support the musical history of the neighborhood.
- Encouraged the Board to allow the departures as the community wants the lower podium and the thinner tower at the east and west facades will be more interesting for city
- Stated the need for three-bedroom family friendly units as families are forced to leave downtown as these units are currently not available.
- Supported the three bedroom units and outdoors amenity space being on the same floor.
- Noted the development team has been very transparent with the community.
- Encouraged the proposed tower design as it will be better for the urban core - A1, A2
- Supported the street front setback and alley treatment - B1, C1, C6.
- Stated that the design review process was a tool to allow for departures that create a more sensitive design.
- Stated the tower is simple, elegant, and textured and it locks into the podium.
- Noted the first level design will create a path through the city with its access to the alley.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Stated that the preferred alternative responds to the Belltown neighborhood priorities by providing an extremely generous ground plane, including a significant setback from

the property line along 4th, an exceptionally tall retail space, and connections from the street to the alley.

- Supported the lower 55' podium as it is more in scale with the neighborhood and adjacent character buildings.
- Supported the simple mass with a lower podium and streamlined tower.
- Supported the requested departures for tower width and floorplate size above 145', as they are necessary to achieve the preferred massing option.
- Stated that the requested departures were inconsistent with the City Council's intent to reduce bulk at the higher levels and objected to the departures for lot coverage, maximum floor size and maximum width being granted.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Comments related to quantity of unit bedrooms is not within the Board or SDCI's authority.

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PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. **Overall Massing:** The Board supported the proposed revised massing of the podium and tower as shown in the packet and presentation, noting that the previous massing and tower/podium relationship had been the main design challenge as the previous tower and podium were distinct elements but now the design presents one cohesive massing. The Board discussed and agreed that the requests for the departures to allow greater lot coverage, floor size, and maximum width along 4th Ave were justified by the design and massing of the tower and podium. The Board acknowledged the public comments stating concern about setting a precedent and noted that each project design is reviewed and evaluated on an individual basis. (B4)
2. **Podium Massing and Design:** The Board stated that even with the podium being a story higher than shown at the previous EDG meetings, the podium design remained successful. The Board went further to agree that given the length of the podium and the higher height provided a better proportioned massing. The Board encouraged the design team to continue to design the podium to promote a great street experience, as the scale of the podium will be much larger than the existing structures. (B3.3, B4, C1)

- a. Further design the podium to ensure a successful massing and street experience given its 180' length. (B4, C1)
3. **Ground Level Treatment and Public Circulation:** The Board encouraged the programming at street level to be thoughtful with a well-defined design treatment that will also accommodate public circulation through the 4th Ave setback and preserve the existing mature street trees. (C1, C2, D3)
 - a. Maintain the retail spaces as shown and the connection to alley. (C6.1.a, C6.II)
 - b. Design the street level experience to provide visual interest, a more pedestrian scale, and weather protection. (B3, C2, C5)
4. **Materials:** During deliberations, the Board had clarifying questions for the design team about the intent of the building materiality based on the graphics presented. The Board asked if the alley and 4th Ave tower facades will have different treatments, if the materials will transition up the tower from earthen to lighter materials, and if the podium will be masonry. The applicant responded that that the skin and materials are still in design concept and being developed but that the intent is that the projections in the tower will vary from being mullioned to "open," and the vertical transition of materials will be from tactile to "fragile," the glass in the tower will insinuate detail without depth, the tower tonality will be manifested through materials, and the podium will be masonry and provide relief with changes at the various uses. (B4.3, C2) Within this discussion the Board asked for additional information at the Recommendation meeting and gave the following guidance:
 - a. Consider a design that transitions from grounded materials to lighter materials. (B4.3.j)
 - b. Study a tower design that is not all glass and includes depth, texture, tonality. (B4.3)
 - c. Provide a design where the materials will be legible from all angles and distances. (A2, B4)
 - d. Consider a design with a change of scale of materials instead of various materials. (B4.3.j)
 - e. Study a design with modifications of materials up and around the building to provide visual interest. (B4)
 - f. The Board challenged the design team to differentiate the materials of the blank facades of the podium that will be visible from the south to read as a group of buildings. Provide an enlarged elevation. (B4)
5. **Top of the Tower:** The Board discussed the termination of the tower as shown in the renderings presented, noting that the change in scale of the proposed glass "wall" around the exterior amenity space needed to be carefully considered and designed so that the character of the top remains without losing the transition of the tower materiality. (A2, B4.1.c, B4.2.i)
 - a. Provide a design that will terminate the tower with interest that is unified with the overall massing and design of the tower. (A2, B4.1.c, B4.2.i)
 - b. Consider a transition of materials around the tower top. (A2.1, B4.3.j)

For the Recommendation meeting provide the following:

- Provide elevations of all four facades.
- Provide large scale elevations at the streetscape and as requested below.
- Provide façade details whenever the material treatment will vary, to understand the materials and detailing.
- Provide material samples of the tower and podium and streetscape.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Final Early Design Guidance the following departures were requested :

1. **Overhead Weather Protection (SMC23.49.018.A):** The Code requires continuous overhead weather protection for new development along the entire street frontage of a lot except along those portions of the structure facade that are located farther than five (5) feet from the street property line or widened sidewalk on private property, or abut a bonused open space amenity feature, or are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width.

The applicant proposed that the two-story covered setback area along 4th Ave provide weather protection instead of providing canopies.

The Board indicated preliminary support for this departure as part of their guidance. (C5.1.a)

2. **Façade Setbacks Limits (SMC23.49.162.B.2.a)** The Code requires the maximum area of all setbacks between the lot line and facade shall be limited according to an averaging technique. The maximum area of all setbacks along each street frontage of a lot shall not exceed the area determined by multiplying the averaging factor by the width of the street frontage of the structure along the street. The averaging factor shall be five (5) on Class I pedestrian streets.

The applicant proposed an averaging factor of 12 with a 12' setback from the 4th Ave property line.

The Board indicated preliminary support of this departure as part of their guidance. (B3.3)

3. **Lot Coverage for Tower(SMC23.49.158.A.1)** The Code requires that portions of structures above 65 feet shall not exceed the coverage limits in Table A for [23.49.158](#): which is determined by lot size. The subject lot is approx. 19,440 sq. ft. so the

maximum allowed coverage is 100% up to 65 feet in height, 65% between 65 to 85 feet height, 55% between 85 to 145 feet in height and 45% between 145 to 280 feet in height.

The applicant proposed 53% coverage between 145 to 280 feet in height.

The Board indicated preliminary support this for this departure as being justified by the design and massing of the tower and podium. (B4)

4. **Story Size (SMC23.49.158.B)** The Code requires that each story in portions of structures above 145 feet in height shall have a maximum gross floor area of 8,800 square feet.

The applicant proposed stories above 145 feet in height to have up to 9,880 square feet of area.

The Board indicated preliminary support this for this departure as being justified by the design and massing of the tower and podium. (B4)

5. **Width and Depth Limits (SMC23.49.164.A)** The Code requires a maximum width and depth for the portion of a structure above 65 feet in height, as established in Table A for [23.49.164](#), which is determined by lot size. The maximum applies to the width and depth of portions of structures as measured parallel to any street lot line. The subject lot is approx. 19,440 sq. ft. so the allowable width and depth between 65 to 145 feet in height is 120 feet and the allowable width and depth above 145 feet in height is 100 feet.

The applicant proposed a 111' width along 4th Ave for the proportion of the tower above 145 feet in height.

The Board indicated preliminary support this for this departure as being justified by the design and massing of the tower and podium. (B4)

DESIGN REVIEW GUIDELINES

The Citywide and Neighborhood guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

SITE PLANNING AND MASSING

A1 Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

A1.1. Response to Context: Each building site lies within a larger physical context having various and distinct features and characteristics to which the building design should respond. Develop an architectural concept and arrange the building mass in response to one or more of the following, if present:

- a. a change in street grid alignment that yields a site having nonstandard shape;
- b. a site having dramatic topography or contrasting edge conditions;
- c. patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions;
- d. access to direct sunlight—seasonally or at particular times of day;
- e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains);
- f. views of the site from other parts of the city or region; and
- g. proximity to a regional transportation corridor (the monorail, light rail, freight rail, major arterial, state highway, ferry routes, bicycle trail, etc.).

A1.2. Response to Planning Efforts: Some areas downtown are transitional environments, where existing development patterns are likely to change. In these areas, respond to the urban form goals of current planning efforts, being cognizant that new development will establish the context to which future development will respond.

Belltown Supplemental Guidance:

A1.I. Views: Develop the architectural concept and arrange the building mass to enhance views. This includes views of the water and mountains, and noteworthy structures such as the Space Needle.

A1.II. Street Grid: The architecture and building mass should respond to sites having nonstandard shapes. There are several changes in the street grid alignment in Belltown, resulting in triangular sites and chamfered corners. Examples of this include: 1st, Western and Elliott between Battery and Lenora, and along Denny;

A1.III. Topography: The topography of the neighborhood lends to its unique character. Design buildings to take advantage of this condition as an opportunity, rather than a constraint. Along the streets, single entry, blank facades are discouraged. Consider providing multiple entries and windows at street level on sloping streets.

A2 Enhance the Skyline: Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

A2.1. Desired Architectural Treatments: Use one or more of the following architectural treatments to accomplish this goal:

- a. sculpt or profile the facades;
- b. specify and compose a palette of materials with distinctive texture, pattern, or color;
- c. provide or enhance a specific architectural rooftop element.

A2.2. Rooftop Mechanical Equipment: In doing so, enclose and integrate any rooftop mechanical equipment into the design of the building as a whole.

ARCHITECTURAL EXPRESSION

B1 Respond to the neighborhood context: Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B1.1. Adjacent Features and Networks: Each building site lies within an urban neighborhood context having distinct features and characteristics to which the building design should respond. Arrange the building mass in response to one or more of the following, if present:

- a. a surrounding district of distinct and noteworthy character;
- b. an adjacent landmark or noteworthy building;
- c. a major public amenity or institution nearby;
- d. neighboring buildings that have employed distinctive and effective massing compositions;
- e. elements of the pedestrian network nearby, (i.e.: green street, hillclimb, mid-block crossing, through-block passageway); and
- f. direct access to one or more components of the regional transportation system.

B1.2. Land Uses: Also, consider the design implications of the predominant land uses in the area surrounding the site.

Belltown Supplemental Guidance:

B1.I. Compatible Design: Establish a harmonious transition between newer and older buildings. Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

B1.II. Historic Style: Complement the architectural character of an adjacent historic building or area; however, imitation of historical styles is discouraged. References to period architecture should be interpreted in a contemporary manner.

B1.III. Visual Interest: Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions.

B1.IV. Reinforce Neighborhood Qualities: Employ design strategies and incorporate architectural elements that reinforce Belltown's unique qualities. In particular, the neighborhood's best buildings tend to support an active street life.

B2 Create a Transition in Bulk and Scale: Compose the massing of the building to create a transition to the height, bulk, and scale of development in nearby less-intensive zones.

B2.1. Analyzing Height, Bulk, and Scale: Factors to consider in analyzing potential height, bulk, and scale impacts include:

- a. topographic relationships;
- b. distance from a less intensive zone edge;
- c. differences in development standards between abutting zones (allowable building height, width, lot coverage, etc.);
- d. effect of site size and shape;
- e. height, bulk, and scale relationships resulting from lot orientation (e.g., back lot line to back lot line vs back lot line to side lot line); and
- f. type and amount of separation between lots in the different zones (e.g., separation by only a property line, by an alley or street, or by other physical features such as grade changes); g. street grid or platting orientations.

B2.2. Compatibility with Nearby Buildings: In some cases, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of height, bulk, and scale impacts. Some techniques for achieving compatibility are as follows:

- h. use of architectural style, details (such as roof lines, beltcourses, cornices, or fenestration), color, or materials that derive from the less intensive zone.
- i. architectural massing of building components; and
- j. responding to topographic conditions in ways that minimize impacts on neighboring development, such as by stepping a project down the hillside.

B2.3. Reduction of Bulk: In some cases, reductions in the actual bulk and scale of the proposed structure may be necessary in order to mitigate adverse impacts and achieve an acceptable level of compatibility. Some techniques which can be used in these cases include:

- k. articulating the building's facades vertically or horizontally in intervals that reflect to existing structures or platting pattern;
- l. increasing building setbacks from the zone edge at ground level;
- m. reducing the bulk of the building's upper floors; and
- n. limiting the length of, or otherwise modifying, facades.

B3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area.: Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.

B3.1. Building Orientation: In general, orient the building entries and open space toward street intersections and toward street fronts with the highest pedestrian activity. Locate parking and vehicle access away from entries, open space, and street intersections considerations.

B3.2. Features to Complement: Reinforce the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings. Consider complementing the existing:

- a. massing and setbacks,
- b. scale and proportions,
- c. expressed structural bays and modulations,
- d. fenestration patterns and detailing,
- e. exterior finish materials and detailing,
- f. architectural styles, and
- g. roof forms.

B3.3. Pedestrian Amenities at the Ground Level: Consider setting the building back slightly to create space adjacent to the sidewalk conducive to pedestrian-oriented activities such as vending, sitting, or dining. Reinforce the desirable streetscape elements found on adjacent blocks. Consider complementing existing:

- h. public art installations,
- i. street furniture and signage systems,
- j. lighting and landscaping, and
- k. overhead weather protection.

Belltown Supplemental Guidance:

B3.1. Respond to Nearby Design Features: The principal objective of this guideline is to promote scale and character compatibility through reinforcement of the desirable patterns of massing

and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings.

- a. Respond to the regulating lines and rhythms of adjacent buildings that also support a street-level environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, windows, structural bays and modulation.
- b. Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.
- c. Pay attention to excellent fenestration patterns and detailing in the vicinity. The use of recessed windows that create shadow lines, and suggest solidity, is encouraged.

B4 Design a Well-Proportioned & Unified Building: Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

B4.1. Massing: When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- a. setbacks, projections, and open space;
- b. relative sizes and shapes of distinct building volumes; and
- c. roof heights and forms.

B4.2. Coherent Interior/Exterior Design: When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- d. facade modulation and articulation;
- e. windows and fenestration patterns;
- f. corner features;
- g. streetscape and open space fixtures;
- h. building and garage entries; and
- i. building base and top.

B4.3. Architectural Details: When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- j. exterior finish materials;
- k. architectural lighting and signage;
- l. grilles, railings, and downspouts;
- m. window and entry trim and moldings;
- n. shadow patterns; and
- o. exterior lighting.

THE STREETScape

C1 Promote Pedestrian Interaction: Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.

C1.1. Street Level Uses: Provide spaces for street level uses that:

- a. reinforce existing retail concentrations;

- b. vary in size, width, and depth;
- c. enhance main pedestrian links between areas; and
- d. establish new pedestrian activity where appropriate to meet area objectives. Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity.

C1.2. Retail Orientation: Where appropriate, consider configuring retail space to attract tenants with products or services that will “spill-out” onto the sidewalk (up to six feet where sidewalk is sufficiently wide).

C1.3. Street-Level Articulation for Pedestrian Activity: Consider setting portions of the building back slightly to create spaces conducive to pedestrian-oriented activities such as vending, resting, sitting, or dining. Further articulate the street level facade to provide an engaging pedestrian experience via:

- e. open facades (i.e., arcades and shop fronts);
- f. multiple building entries;
- g. windows that encourage pedestrians to look into the building interior;
- h. merchandising display windows;
- i. street front open space that features art work, street furniture, and landscaping;
- j. exterior finish materials having texture, pattern, lending themselves to high quality detailing.

Belltown Supplemental Guidance:

C1.I. Retail Concentration: Reinforce existing retail concentrations;

C1.II. Commercial Space Size: Vary in size, width, and depth of commercial spaces, accommodating for smaller businesses, where feasible;

C1.III. Desired Public Realm Elements: Incorporate the following elements in the adjacent public realm and in open spaces around the building:

- a. unique hardscape treatments
- b. pedestrian-scale sidewalk lighting
- c. accent paving (especially at corners, entries and passageways)
- d. creative landscape treatments (planting, planters, trellises, arbors)
- e. seating, gathering spaces
- f. water features, inclusion of art elements

C1.IV. Building/Site Corners: Building corners are places of convergence. The following considerations help reinforce site and building corners:

- a. provide meaningful setbacks/open space, if feasible
- b. provide seating as gathering spaces
- c. incorporate street/pedestrian amenities in these spaces
- d. make these spaces safe (good visibility)
- e. iconic corner identifiers to create wayfinders that draw people to the site.

C1.V. Pedestrian Attraction: Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. Where appropriate, consider configuring retail space to attract

tenants with products or services that will “spill-out” onto the sidewalk (up to six feet where sidewalk is sufficiently wide).

C2 Design Facades of Many Scales: Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.

C2.1. Modulation of Facades: Consider modulating the building facades and reinforcing this modulation with the composition of:

- a. the fenestration pattern;
- b. exterior finish materials;
- c. other architectural elements;
- d. light fixtures and landscaping elements; and
- e. the roofline.

C3 Provide Active — Not Blank — Facades: Buildings should not have large blank walls facing the street, especially near sidewalks.

C3.1. Desirable Facade Elements: Facades which for unavoidable programmatic reasons may have few entries or windows should receive special design treatment to increase pedestrian safety, comfort, and interest. Enliven these facades by providing:

- a. small retail spaces (as small as 50 square feet) for food bars, newstands, and other specialized retail tenants;
- b. visibility into building interiors;
- c. limited lengths of blank walls;
- d. a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall's blank surface;
- e. high quality public art in the form of a mosaic, mural, decorative masonry pattern, sculpture, relief, etc., installed over a substantial portion of the blank wall surface;
- f. small setbacks, indentations, or other architectural means of breaking up the wall surface;
- g. different textures, colors, or materials that break up the wall's surface.
- h. special lighting, a canopy, awning, horizontal trellis, or other pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest;
- i. seating ledges or perches (especially on sunny facades and near bus stops);
- j. merchandising display windows or regularly changing public information display cases.

C4 Reinforce Building Entries: To promote pedestrian comfort, safety, and orientation, reinforce building entries.

C4.1. Entry Treatments: Reinforce the building's entry with one or more of the following architectural treatments:

- a. extra-height lobby space;
- b. distinctive doorways;
- c. decorative lighting;
- d. distinctive entry canopy;

- e. projected or recessed entry bay;
- f. building name and address integrated into the facade or sidewalk;
- g. artwork integrated into the facade or sidewalk;
- h. a change in paving material, texture, or color;
- i. distinctive landscaping, including plants, water features and seating
- j. ornamental glazing, railings, and balustrades.

C4.2. Residential Entries: To make a residential building more approachable and to create a sense of association among neighbors, entries should be clearly identifiable and visible from the street and easily accessible and inviting to pedestrians. The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors. Provide convenient and attractive access to the building's entry. To ensure comfort and security, entry areas and adjacent open space should be sufficiently lighted and protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

C5 Encourage Overhead Weather Protection: Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.

C5.1. Overhead Weather Protection Design Elements: Overhead weather protection should be designed with consideration given to:

- a. the overall architectural concept of the building
- b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
- c. minimizing gaps in coverage;
- d. a drainage strategy that keeps rain water off the street-level facade and sidewalk;
- e. continuity with weather protection provided on nearby buildings;
- f. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
- g. the scale of the space defined by the height and depth of the weather protection;
- h. use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light; and
- i. when opaque material is used, the illumination of light-colored undersides to increase security after dark.

C6 Develop the Alley Façade: To increase pedestrian safety, comfort, and interest, develop portions of the alley facade in response to the unique conditions of the site or project.

C6.1. Alley Activation: Consider enlivening and enhancing the alley entrance by:

- a. extending retail space fenestration into the alley one bay;
- b. providing a niche for recycling and waste receptacles to be shared with nearby, older buildings lacking such facilities; and
- c. adding effective lighting to enhance visibility and safety.

C6.2. Alley Parking Access: Enhance the facades and surfaces in and adjacent to the alley to create parking access that is visible, safe, and welcoming for drivers and pedestrians. Consider

- d. locating the alley parking garage entry and/ or exit near the entrance to the alley;

- e. installing highly visible signage indicating parking rates and availability on the building facade adjacent to the alley; and
- f. chamfering the building corners to enhance pedestrian visibility and safety where alley is regularly used by vehicles accessing parking and loading.

Belltown Supplemental Guidance:

C6.I. Address Alley Functions:

- a. Services and utilities, while essential to urban development, should be screened or otherwise hidden from the view of the pedestrian.
- b. Exterior trash receptacles should be screened on three sides, with a gate on the fourth side that also screens the receptacles from view. Provide a niche to recess the receptacle.
- c. Screen loading docks and truck parking from public view using building massing, architectural elements and/or landscaping.
- d. Ensure that all utility equipment is located, sized, and designed to be as inconspicuous as possible. Consider ways to reduce the noise impacts of HVAC equipment on the alley environment.

C6.II. Pedestrian Environment:

- e. Pedestrian circulation is an integral part of the site layout. Where possible and feasible, provide elements, such as landscaping and special paving, that help define a pedestrian-friendly environment in the alley.
- f. Create a comfortably scaled and thoughtfully detailed urban environment in the alley through the use of well-designed architectural forms and details, particularly at street level.

C6.III. Architectural Concept:

- g. In designing a well-proportioned and unified building, the alley facade should not be ignored. An alley facade should be treated with form, scale and materials similar to rest of the building to create a coherent architectural concept.

PUBLIC AMENITIES

D1 Provide Inviting & Usable Open Space: Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.

D1.1. Pedestrian Enhancements: Where a commercial or mixed-use building is set back from the sidewalk, pedestrian enhancements should be considered in the resulting street frontage. Downtown the primary function of any open space between commercial buildings and the sidewalk is to provide access into the building and opportunities for outdoor activities such as vending, resting, sitting, or dining.

- a. All open space elements should enhance a pedestrian oriented, urban environment that has the appearance of stability, quality, and safety.
- b. Preferable open space locations are to the south and west of tower development, or where the siting of the open space would improve solar access to the sidewalk.
- c. Orient public open space to receive the maximum direct sunlight possible, using trees, overhangs, and umbrellas to provide shade in the warmest months. Design such spaces to take advantage of views and solar access when available from the site.

d. The design of planters, landscaping, walls, and other street elements should allow visibility into and out of the open space.

D1.2. Open Space Features: Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance the building's setting. Examples of desirable features to include are:

- a. visual and pedestrian access (including barrier-free access) into the site from the public sidewalk;
- b. walking surfaces of attractive pavers;
- c. pedestrian-scaled site lighting;
- d. retail spaces designed for uses that will comfortably "spill out" and enliven the open space;
- e. areas for vendors in commercial areas;
- f. landscaping that enhances the space and architecture;
- g. pedestrian-scaled signage that identifies uses and shops; and
- h. site furniture, art work, or amenities such as fountains, seating, and kiosks. residential open space

D1.3. Residential Open Space: Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. In addition, the following should be considered:

- i. courtyards that organize architectural elements while providing a common garden;
- j. entry enhancements such as landscaping along a common pathway;
- k. decks, balconies and upper level terraces;
- l. play areas for children;
- m. individual gardens; and
- n. location of outdoor spaces to take advantage of sunlight.

Belltown Supplemental Guidance:

D1.1. Active Open Space: As a dense, urban neighborhood, Belltown views its streets as its front porches, and its parks and private plazas and spaces as its yards and gardens. The design and location of urban open spaces on a site or adjoining sidewalk is an important determinant in a successful environment, and the type and character of the open space should be influenced by the building's uses.

- a. Mixed-use developments are encouraged to provide usable open space adjacent to retail space, such as an outdoor cafe or restaurant seating, or a plaza with seating.
- b. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street. Take views and sun exposure into account as well.
- c. Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.
- d. The space should be well-buffered from moving cars so that users can best enjoy the space.

D2 Enhance the Building with Landscaping: Enhance the building and site with generous landscaping— which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D2.1. Landscape Enhancements: Landscape enhancement of the site may include some of the approaches or features listed below:

- a. emphasize entries with special planting in conjunction with decorative paving and/or lighting;
- b. include a special feature such as a courtyard, fountain, or pool;
- c. incorporate a planter guard or low planter wall as part of the architecture;
- d. distinctively landscape open areas created by building modulation;
- e. soften the building by screening blank walls, terracing retaining walls, etc;
- f. increase privacy and security through screening and/or shading;
- g. provide a framework such as a trellis or arbor for plants to grow on;
- h. incorporate upper story planter boxes or roof planters;
- i. provide identity and reinforce a desired feeling of intimacy and quiet;
- j. provide brackets for hanging planters;
- k. consider how the space will be viewed from the upper floors of nearby buildings as well as from the sidewalk; and
- l. if on a designated Green Street, coordinate improvements with the local Green Street plan.

D2.2. Consider Nearby Landscaping: Reinforce the desirable pattern of landscaping found on adjacent block faces.

- m. plant street trees that match the existing planting pattern or species;
- n. use similar landscape materials; and
- o. extend a low wall, use paving similar to that found nearby, or employ similar stairway construction methods.

Belltown Supplemental Guidance:

D2.1. Belltown-Specific Landscape Character: Landscape enhancement of the site may include some of the approaches or features listed below, where appropriate:

- a. emphasize entries with special planting in conjunction with decorative paving and/or lighting;
- b. use landscaping to make plazas and courtyards comfortable for human activity and social interaction;
- c. distinctively landscape open areas created by building modulation, such as entry courtyards;
- d. provide year-round greenery — drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns; and
- e. provide opportunities for installation of civic art in the landscape; designer/ artist collaborations are encouraged (e.g., Growing Vine Street).

D3 Provide Elements That Define the Place: Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.

D3.1. Public Space Features and Amenities: Incorporate one or more of the following as appropriate:

- a. public art;
- b. street furniture, such as seating, newspaper boxes, and information kiosks;
- c. distinctive landscaping, such as specimen trees and water features;
- d. retail kiosks;
- e. public restroom facilities with directional signs in a location easily accessible to all; and
- f. public seating areas in the form of ledges, broad stairs, planters and the like, especially near public open spaces, bus stops, vending areas, on sunny facades, and other places where people are likely to want to pause or wait.

D3.2. Intersection Focus: Enliven intersections by treating the corner of the building or sidewalk with public art and other elements that promote interaction (entry, tree, seating, etc.) and reinforce the distinctive character of the surrounding area.

Belltown Supplemental Guidance:

D3.I. Art and Heritage: Art and History are vital to reinforcing a sense of place. Consider incorporating the following into the siting and design:

- a. vestiges of Belltown Heritage, such as preserving existing stone sidewalks, curbs
- c. install plaques or other features on the building that pay tribute to Belltown history.

D3.III: Street Furniture/Furnishings along Specific Streets: The function and character of Belltown's streetscapes are defined street by street. In defining the streetscape for various streets, the hierarchy of streets is determined by street function, adjacent land uses, and the nature of existing streetscape improvements.

- d. 4th Avenue: Street furnishings on 4th Avenue should be "off-the-shelf"/ catalogue modern to reflect the high-rise land uses existing or permitted along that corridor.

D4 Provide Appropriate Signage: Design signage appropriate for the scale and character of the project and immediate neighborhood. All signs should be oriented to pedestrians and/or persons in vehicles on streets within the immediate neighborhood.

D4.1. Desired Signage Elements: Signage should be designed to:

- a. facilitate rapid orientation
- b. add interest to the street level environment
- c. reduce visual clutter
- d. unify the project as a whole
- e. enhance the appearance and safety of the downtown area.

D4.2. Unified Signage System: If the project is large, consider designing a comprehensive building and tenant signage system using one of the following or similar methods:

- a. signs clustered on kiosks near other street furniture or within sidewalk zone closest to building face;
- b. signs on blades attached to building facade;
- c. signs hanging underneath overhead weather protection.

D4.3. Signage Types: Also consider providing:

- d. building identification signage at two scales: small scale at the sidewalk level for pedestrians, and large scale at the street sign level for drivers;

- e. sculptural features or unique street furniture to complement (or in lieu of) building and tenant signage;
- f. interpretive information about building and construction activities on the fence surrounding the construction site.

D4.4. Discourage Upper-Level Signage: Signs on roofs and the upper floors of buildings intended primarily to be seen by motorists and others from a distance are generally discouraged.

D5 Provide Adequate Lighting: To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

D5.1. Lighting Strategies: Consider employing one or more of the following lighting strategies as appropriate.

- a. Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.
- b. Install lighting in display windows that spills onto and illuminates the sidewalk.
- c. Orient outside lighting to minimize glare within the public right-of-way.

D6 Design for Personal Safety & Security: Design the building and site to promote the feeling of personal safety and security in the immediate area.

D6.1. Safety in Design Features: To help promote safety for the residents, workers, shoppers, and visitors who enter the area:

- a. provide adequate lighting;
- b. retain clear lines of sight into and out of entries and open spaces;
- c. use semi-transparent security screening, rather than opaque walls, where appropriate;
- d. avoid blank and windowless walls that attract graffiti and that do not permit residents or workers to observe the street;
- e. use landscaping that maintains visibility, such as short shrubs and/or trees pruned so that all branches are above head height;
- f. use ornamental grille as fencing or over ground-floor windows in some locations;
- g. avoid architectural features that provide hiding places for criminal activity;
- h. design parking areas to allow natural surveillance by maintaining clear lines of sight for those who park there, for pedestrians passing by, and for occupants of nearby buildings;
- i. install clear directional signage;
- j. encourage “eyes on the street” through the placement of windows, balconies, and street-level uses; and
- k. ensure natural surveillance of children’s play areas.

BOARD DIRECTION

At the conclusion of the Final Early Design Guidance meeting, the Board recommended the project move on to MUP application.